

THIS ISSUE - gossiping works well for the company, let us know what you think, how Higgins is giving a 'Step Up' for purchasers, where are we knocking down 7 blocks? who has been having fun at the seaside? staff raise money for charity and 3 ladies all get new rings for their fingers!

link

October 2010 issue 38

the monthly Higgins Group news update

Showing our support for sustainability

Higgins recently showed their continued support for sustainability by sponsoring the 'Sustainable Social Housing Refurbishment Project of the Year' category at this year's Sustainable Housing Awards. Recognised for awarding projects and organisations at the cutting edge of sustainability these awards showcase some of the best practice that is being delivered.

Steve Leakey was delighted to present the award to Notting Hill Housing Trust for their project at Sterndale Road. It was also a



celebration event for Higgins Construction as they were recognised in the Sustainable Social Housing Contractors of the Year and Sustainable Larger Social Housing Project awards. Well done to everyone involved.

More good news...



Following the good news announcement in the August edition of Link we are pleased that, despite the hard times the industry is undergoing, our tendering activity has remained high and we have successfully secured the following projects.

- ❑ **St Johns School, Epping**
£18m for Essex County Council/
Higgins Homes
- ❑ **Braintree Decent Homes (Connaught Units)**
£4m for Greenfields Community Housing
- ❑ **Royal Road**
£11.8m for Affinity Sutton Housing
- ❑ **Springfield Lodge**
£3.2m for Salvation Army
- ❑ **Juniper Close**
£2m for Quintain Estates

We would like to say thank you to everyone who highlights potential work through 'Tender Gossip', as some of the new projects above have been a result of leads obtained through this process.

Intranet initiatives

Higgins is totally committed to listening to the views of staff - we want you to have your say, let us know if you have ideas that could benefit the organisation and suggest improvements that could make a difference.

To help this process we have established an email address that you can use to get your thoughts and opinions heard - suggestions@constructiongroup.co.uk Every suggestion made through this link will be seriously considered.



We value your input and look forward to hearing from you!

higginsconstruction.co.uk/suggestion-box.cfm

Higgins

Higgins Homes 'Step Up' onto the Property Ladder

The average age of first time buyers in the UK, without parental assistance, has risen to 37, proving that it is harder than ever to own your first property. A combination of tough mortgage criteria, higher deposit requirements and lower salaries has led to a steady fall in the number of people who can afford to purchase their first home. In a bid to help young purchasers, Higgins Homes has introduced the Step Up scheme - a creative incentive that assists first time buyers with the deposit needed when they buy their first property.

Most mortgage lenders require 25% deposits from first time buyers, but the Step Up scheme allows purchasers to take advantage of up to a 20% equity deposit from Higgins Homes as a rent and interest free equity loan for up to ten years. The purchaser requires a minimum 5% deposit, and is then entitled to purchase the remaining 20% at any time, at the then current market



Fiona and Simon

price, over the next ten years. A 75% mortgage for the remainder of the property price would then be required.

Simon Cornish, 25, who works for the postal service, and his girlfriend Fiona Kenyon, 24, who works in accounts, recently purchased their first apartment at Higgins Homes Ice development in Stevenage, Hertfordshire with this scheme.

"Fiona and I were desperate to get onto the property ladder, but with the difficulty involved with obtaining a mortgage, and the huge deposit that the mortgage lenders were demanding, that dream seemed a long way away.

The Step Up scheme has been life changing for us as it's allowed us to purchase the home of our dreams in a perfect location. With both of us working in Welwyn Garden City, Ice was the ideal base for us and being able to put down just a 5% deposit and have the remaining 20% on an interest free loan from Higgins Homes worked perfectly. We would never have been able to get a foot on the property ladder at such a young age had it not been for this great incentive." commented Simon

Prices at ICE start from **£159,995** for a two bedroom apartment with balcony and underground parking space. The sales and marketing suite and show apartments are open daily between 10am and 5pm. For further information please contact the marketing suite on telephone: **01438 362 712** or visit the website: www.higginshomes.co.uk

Higgins Construction A brighter future for Mill Farm Estate

We are working in partnership with Catalyst Community Housing Association and the residents of Mill Farm, Pinner to regenerate and deliver a brighter future for the housing estate.

The seven blocks on the estate will be demolished one by one and new homes built to modern standards, taking into account the existing residents' needs and requirements. When this regeneration is completed in 2015 it will see 158 new homes built to larger, more eco-friendly standards.

I have lived here for 30 years, so I have seen a lot of changes. I think this re-build is a chance for us to build up a greater community spirit here. The flats are in a bad state, so it will be great to see it all complete."

Olive Balch leaseholder, Mill Farm



Mill Farm Close

"When completed this development will ensure that the Mill Farm Close community will enjoy the very best in modern, green, family focused housing."

Cllr Bob Currie, Portfolio Holder for Housing

Artists hit the seafront!

Over the summer holidays, together with Estuary Housing Association, we ran a Summer Arts Workshop for volunteers from the local community, to design, draw and paint pictures on the hoarding surrounding our development in Southchurch Road, Southend on Sea. Working with our team, and a commissioned professional artist, 8 pieces of artwork have been developed that were recently mounted

onto the hoarding at a celebration event. Having the involvement of the local community has developed a positive start to this £5.7m project that will see the development of 65 new apartments.



WELCOME

This month sees many new faces join Higgins Group. With new starters both office based and on site we have covered most areas of work. **Nora Dolor** joins us as bid writer, **James Roderick** as a Planner and **Bob Moyes** as Procurement Package Manager. Also joining the team are **Gill Dunningham** as Land Initiatives Manager, **Vince Coles** (Higgins Homes) takes the role of Contract Manager, **Colin Robbins** as a Senior Estimator, **James Shannon**, Senior Projects Manager and **Tony Ingram** a new Project Manager. **Tony Goodban** is a new Senior Site Agent, **Bill Surface**, Site Agent and **Matt Nicoll** an Assistant Site Agent. **Dwight Ritchie** has taken the position of Site Management Trainee. **Denise Cull** joins as Secretary to K Briggs and the Technical Team, **Natalie Barford** is providing Hawke Admin at Witham and **Elise Huseyin** will be delivering site admin. We welcome you all and wish you many successes in your new roles.

LONG SERVICE

Celebrating a decade of work is **Amanda Fookes**, Sales and Marketing Administrator. Many thanks are sent to you for the hard work and dedication that you have shown.



RUN FOREST RUN...

Many congratulations are sent to the girls on the Forest Gate project - **Amanda Kelley**, **Gemma Wright**, **Amy Jeffs**, **Shirley Donnelley**, **Polly Moona**, who took part in the Hyde Park Race for life for Cancer Research and raised a fantastic £1,146.21



"It was a fantastic day we all had a great time and would like to say a huge thank you to everyone who donated to such a special and worthy cause" Amanda Kelley

DOUBLE CELEBRATIONS FOR NICOLA

Nicola Harris recently celebrated her '30 years young' birthday on the 30th September. Not wanting the celebrations to end she also enjoyed a fantastic Wedding Day on the 2nd October when she became Mrs Dobson to Sam. - Many congratulations to you both.



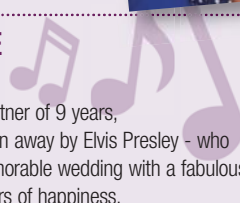
DIAMONDS ARE A GIRL'S BEST FRIEND

Many congratulations are sent to **Laura Williams** and David who recently got engaged while on holiday in Rome. We hope that you enjoy making plans for your future together.



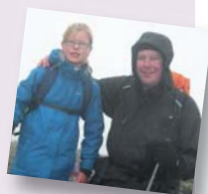
GOING TO THE CHAPEL AND WE'RE GUNNA GET MARRIED...

Debra Green recently married **Steve Pritlove**, partner of 9 years, at the Graceland Chapel in Las Vegas and was given away by Elvis Presley - who has now left the building!!! They finished off a memorable wedding with a fabulous Honeymoon in Hawaii - wishing you both many years of happiness.



LAKE DISTRICT'S FULL FAT CHALLENGE

Rob Charnock, his daughter Abi and friends, recently took on 14 hours of physical exertion to raise money for charity. This saw them take on a walking distance of nearly 20 miles over some of the roughest terrain in Britain, around 7,000 feet of ascent and descent and conquering 12 mountains! The team raised £1,275 and many thanks are sent to everyone who made a donation. Well done to you all.



UPDATE ON THE GOSSIPING LEAGUE

If you wish to email your future tender gossips please send to the following email address **tendergossip@higginsconstruction.co.uk**

Department	Target	Tot	Department	Target	Tot
Pre Con Cost Mgmt	30	14	Surveying	40	6
Pre Con Design Mgmt	64	58	Procurement	16	2
CSR	12	32	Site Mgmt	36	0
Contracts Mgmt	32	4	Support	4	28
			Total	234	144

If you would like a copy of 'link' in large print, Braille, on CD or in your language, please contact **Laura Williams**, laura.williams@higginsconstruction.co.uk